

MUTUAL RELEASE

This mutual release is entered into this _____ day of _____
2014.

RECITALS:

- A. The undersigned are the mortgagor and the mortgagee of that certain mortgage that was recorded in Volume 20060119000029460 in Shelby County, Alabama against the property legally described as Lot 4, according to the Survey of St. Charles Place, Jackson Square, Phase Two, Sector One, as recorded in Map Book 18, Page 76, in the Probate Office of Shelby County, Alabama.
- B. Said property is commonly known as 503 Barrone Street, Helena, AL 35080
- C. That the mortgagee (Magna Management) agrees to release mortgagor of any and all responsibility for the above mentioned mortgage for the consideration of the mortgagor (Cynthia C. Foster) signing a Quitclaim to Magnolia Management Group, Inc.
- D. This mutual release shall expire if not executed by both of the parties by July 31, 2014.
- E. Each party further agrees to release any claim, cause of action or civil or criminal case against the other party and for any incident, conduct or occurrence, whether known or unknown, that has arisen or could have arisen before the execution of this mutual release.



In accordance with this mutual release, the parties hereto each desire to release the other, which desire is to mutually release the claim they may have against the other.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first above written.



Cynthia C. Foster
Cynthia C. Foster, Mortgagor

Ana Graciela E. Montalvo
Magna Management, Mortgagee
Ana Graciela E. Montalvo, President, Magna Management Inc.

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that CYNTHIA C. FOSTER, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 24th day of July, 2014.

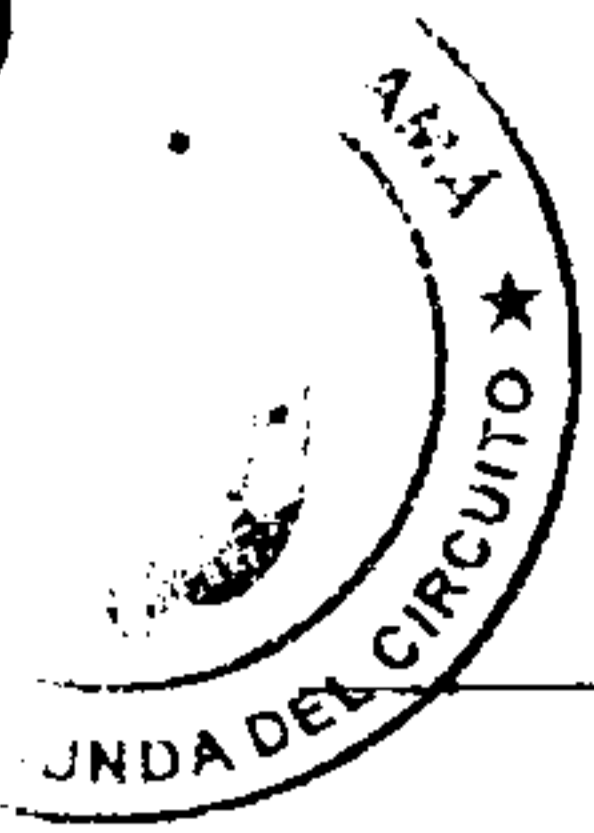
Kelly B. Mullin
NOTARY PUBLIC

Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 23, 2017

STATE OF _____



20140724000226690 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
07/24/2014 09:03:02 AM FILED/CERT



COUNTY _____
COUNTRY OF Panama

I, TANIA SUSANA CHEN GUILLEN, a Notary Public in and for said County, in said State, in Country of Panama hereby certify that Ana Graciela E. Montalvo, whose name as President of Magna Management, General Partner of Yelah Limited Partnership, a corporation, is signed to the foregoing mutual release, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily and with full authority as such officer for such corporation in its capacity as President on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2014



Tania Susana Chen Guillen

Linda TANIA SUSANA CHEN GUILLEN
Notaria Pública Segunda

Notary Public
My Commission Expires:

*Prepared by: Ana Graciela E. Montalvo
on the 10th day of 2014*

20140724000226690 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
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